

Memorandum

To: Planning Commission

From: Sarah Stiteler, Senior Planner, 556-2469, sstiteler@redmond.gov

Date: February 17, 2016

Subject: **Amendment to Comprehensive Plan and Zoning Code Regarding Non-Residential Uses in Residential Zones and to Extend the OBAT Height Limit Overlay**

BACKGROUND

Mr. Eugene Zakhareyev on behalf of Friends of Overlake requested the following Comprehensive Plan amendments: 1) require that all proposed non-residential uses in Residential zones obtain a Conditional Use Permit (CUP) and 2) extend a height overlay in the Overlake employment zones to residential zones.

The Planning Commission held the public hearing for the proposed amendments on February 10, 2016. Staff provided a brief introduction to the amendments and the applicant gave oral testimony. Two other persons testified. The Commission asked additional questions, which are addressed in the issues matrix.

PREPARATION FOR FEBRUARY 17 STUDY SESSION

The Planning Commission will continue to review the issues related to the proposed amendments at the February 17, 2016 study session. Please review the enclosed issues matrix and previous materials provided.

REVIEW SCHEDULE

The February 17, 2016 study session is for the purpose of Planning Commission discussion and resolution of issues identified in the January 15, 2016 Technical Committee report, written and oral testimony and the issues matrix.

ENCLOSURES

Issues Matrix